



1999 HOPE VI REVITALIZATION GRANTS

ALABAMA

The **Housing Authority of the Birmingham District** will receive a HOPE VI Revitalization Grant in the amount of \$34,957,850 for the revitalization of the **Metropolitan Gardens** public housing development in downtown Birmingham. In partnership with the City of Birmingham and the non-profit Birmingham Urban Revitalization Partnership, HABD will undertake a \$159 million public-private effort to demolish 910 units of severely distressed public housing at Metropolitan Gardens and to build two new mixed-income neighborhoods, one surrounding Marconi Park and one adjacent to Kelly Ingram Park in the historic Birmingham Civil Rights District. The effort will include construction of 340 new public housing units, 489 market rental units, and 200 affordable homeownership units. The HOPE VI grant also includes funds to support the Economic Empowerment Program, which over the life of the grant will nearly double the number of households with primary income from work and will help 80 households move from welfare altogether. The HOPE VI Grant will leverage an additional \$124 million in other investments.

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CALIFORNIA

The **Oakland Housing Authority** will receive a HOPE VI Revitalization Grant in the amount of \$10,053,254 that will enable the redevelopment of the **Westwood Gardens** public housing development. A total of 46 severely distressed units will be demolished and replaced by 37 units of public housing, 106 tax credit units, 9 affordable homeownership units, and 10 market rate homes for sale. Of the total new units, 95 will be built on sites other than the original Westwood property. In addition, the revitalization plan includes 14,000 square feet of retail, community, and civic space. Westwood Gardens is strategically located next to an important node of the Bay Area Rapid Transit system. The redevelopment of Westwood capitalizes on the City's own transit-oriented development efforts and furthers the broader revitalization efforts in West Oakland. A one-stop employment and training center will be located in the new development, as well as a day care center. The rich transportation network and support services will be used to link residents with job opportunities in nearby Oakland and San Francisco, as well as those generated by the Oakland Army Base conversion and the expansion of the Port of Oakland's facilities, which is projected to generate over 4,000 jobs. An additional \$38 million in public and private funds will be invested in the project.

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DISTRICT OF COLUMBIA

The **District of Columbia Housing Authority** will receive a HOPE VI Revitalization Grant in the amount of \$29,972,431 that will assist DCHA in redeveloping **Frederick Douglass and Stanton Dwellings**, two severely distressed public housing projects in Southeast Washington, DC. After 448 units are demolished, 105 units of public housing, 120 tax credit units, 133 affordable homeownership units and 40 market rate for-sale homes will be constructed, and 202 existing units will be rehabilitated.

DCHA has enlisted the help of an experienced development team (Mid-City Urban and the Integral Group) that has already successfully implemented HOPE VI revitalization projects in other cities. The physical plan includes a variety of housing styles that reflect the diversity of historic Anacostia, including residually scaled blocks and well-defined front and back yards. Community and supportive services will provide residents with job training, education, and leadership development opportunities.

Diversified Community Partners, the team responsible for supportive services, has already secured commitments for 770 private-sector jobs for residents who complete the HOPE VI-supported job training program. DCHA will also improve the quality and accessibility of the neighborhood's recreational facilities and to develop a computer learning center at a local school. An additional \$51 million in public and private funds will be invested in the project.

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FLORIDA

The **Housing Authority of the City of Bradenton** will receive a HOPE VI Revitalization Grant in the amount of \$21,483,332 to assist the Housing Authority in revitalizing the **Rogers Garden Park and Rogers Addition** public housing developments. A total of 180 severely distressed units will be replaced with 180 units of public housing, 110 tax credit units, and 60 affordable homeownership units. Three-fourths of the new units will be off-site. The Rogers, Singeltary, and Washington neighborhoods have specific commitments totaling more than 1,000 jobs from public and private employers like Tropicana, Manatee Memorial Hospital, and the Pittsburgh Pirates' year-round Florida operation. At Rogers Garden Park, at least 60 children ages 6 to 17 will receive tutoring, increasing their reading and math scores. 20 percent of the youth, ages 13-17 years will be mentored, and child care, pre-school and after-school programs will be offered for 200 children. GED/Literacy classes will be offered to 30 residents who are not in school and have not graduated from high school. Development of vacant HACB land in the Singeltary neighborhood into a neighborhood retail center will provide economic development and business incubator opportunities in addition to needed retail services for the community. An additional \$29 million in public and private funds will be invested in the project.

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FLORIDA, Con't.

The **Housing Authority of the City of Lakeland** will receive a HOPE VI Revitalization Grant in the amount of \$21,842,801 that will enable the Housing Authority to revitalize the **Washington Park and Lake Ridge Homes** public housing developments. The new Washington Ridge Community Renaissance development will remove 348 severely distressed public housing units and replace them with 239 units of public housing, 93 tax credit rental units, 68 affordable homeownership units, and 52 market-rate homeownership units. 200 of these new units will be built off the original site. Community and supportive services will combine HOPE VI grant funds with local resources pledged by non-profits and state agencies to realize 688 new jobs. A commercial site will make possible a return of needed retail outlets to the neighborhood and a new street will replace the border vacuum now separating Washington Park from Rochelle School. Florida Rural Legal Services (FRLS), with its state-of-the-art virtual village, the Inland Counties On-line Network (ICON), will promote the marketing of housing through its website, provide video conferencing and counseling for relocatees remote from the original site area, and contract for the promotion of and compliance with fair housing laws. High speed web access (including web browser hardware) will be standard in every home built, allowing for enhanced communications and training opportunities. An additional \$37 million in public and private funds will be invested in the Washington Ridge Community Renaissance project.

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The **Miami-Dade Housing Authority** will receive a HOPE VI Revitalization Grant in the amount of \$35,000,000 that will enable the Housing Authority to revitalize the **Scott Homes and Carver Homes** public housing developments. A total of 850 severely distressed units will be replaced with 80 units of public housing, 135 units of rent-to-own public housing, 217 affordable homeownership units, and 30 market-rate homeownership units. MDHA has secured investment commitments from local banks and Fannie Mae, employment commitments from area businesses totaling over 1,500 jobs, and over \$4 million in job training commitments. The concentration of poverty will be reduced by lowering density 56 percent and by offering townhouses and single family homes in a variety of housing styles and sizes ranging from one to five bedrooms and occupancy choices appealing to renters, rent-to-own families and homeowners.

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GEORGIA

The **Housing Authority of the City of Atlanta** will receive a HOPE VI Revitalization grant in the amount of \$35,000,000 that will enable AHA to redevelop **Joel Chandler Harris Homes**. All 510 severely distressed units will be demolished and replaced by 240 units of public housing, 104 tax credit units, 156 market rate rentals, 20 affordable homeownership units, and 40 market rate homeownership units. AHA has forged a unique and strategic partnership with three historically black colleges located adjacent to Harris Homes--Morehouse College, Spelman College and Morehouse School of Medicine--to provide innovative supportive service programs to the residents of the new Harris Homes community. These services will include child development education, technology-focused elementary education, mentoring of school-aged children, and preventive health care education. The Housing Authority is committed to grooming 50 neighborhood children for enrollment in and graduation from one of the local colleges. In addition, AHA has proposed programs that will address the needs of youth and the elderly, as well as provide job training and foster economic development. The physical plan will restore the linkage between the neighborhoods and adjacent college campuses through a revival of public space, retail, and landscaping. The redevelopment of Harris Homes is not an isolated investment; instead, it is supported by numerous development efforts in neighboring communities. An additional \$50 million in public and private funds will be invested in the Harris revitalization.

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ILLINOIS

The **Decatur Housing Authority** will receive a HOPE VI Revitalization Grant of \$34,863,615 to revitalize the **Longview Place** public housing development in Decatur's Near North Neighborhood. The \$96.7 million public-private effort will demolish 386 units of severely distressed public housing at Longview and create a mixed-income neighborhood. The plan calls for construction of 292 public housing units, 64 market-rate homeownership units, and 93 affordable homeownership units. The Housing Authority and its partners will construct three group homes for the developmentally disabled and mentally ill. The HOPE VI Grant will supply funds for upgraded space for the Ullrich Family Investment Center and creation of the Community Investment Partnership to coordinate community services. HOPE VI funds will support programs to help residents move from welfare to work. The Housing Authority projects that over the grant period it will cut in half the number of households with primary income from public assistance. The HOPE VI investment will leverage an additional \$61 million in other funds.

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INDIANA

The **Housing Authority of the City of Gary** will receive a HOPE VI Revitalization grant in the amount of \$19,847,454 that will enable the Housing Authority to revitalize the **Duneland Village** public housing development. A total of 163 severely distressed units will be replaced with 91 units of public housing, 152 tax credit rental units, and 13 affordable homeownership units. The Housing Authority plans to develop in the downtown Gary Empowerment Zone, in an area beginning adjacent to the transportation center and moving westward to include the existing Jackson Park. This area, to be called Jackson Park, is well-located and has a distinct visual identity. The development plan includes construction of retail space adjacent to the train station, significant street improvements and major park refurbishment. The strong public space, architectural features, walking distance proximity to neighborhood retail and public transportation and well landscaped parks nearby will all be in the context of largely single family housing with a few intermingled multifamily structures. An additional \$25 million in public and private funds will be invested in the project.

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MARYLAND

The **Housing Authority of Baltimore City** will receive a HOPE VI Revitalization Grant in the amount of \$21,362,223 that will enable the Housing Authority to revitalize the **Broadway Homes** public housing development. A total of 429 severely distressed units will be replaced with 84 units of public housing, 12 market-rate rental units, and 20 affordable homeownership units. The Revitalization Plan includes an 8,500 square foot community center that will be the coordinating hub for community and supportive services and a mixed-use facility providing an approximately 15,000 square foot state-of-the-art library and technology training center, 10,000 square feet of neighborhood retail space, a hotel, and a 1,600 space parking garage. Broadway residents will be linked to numerous community service providers, offering job readiness, employment, educational, recreational, economic, health and other human resources. Community partners include the Johns Hopkins Institutions, Baltimore City's largest employer; Baltimore's Empowerment Zone; the City's public library and public schools; the Boys and Girls Clubs of Central Maryland; Headstart; the Baltimore American Indian Center; and a variety of grass-roots neighborhood and community organizations including HEBAC and SECO/SDI. Overall site layout plans incorporate design principles that include defensible space as well as integrate employment and economic development opportunities. An additional \$70 million in public and private funds will be invested in the project.

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NEW JERSEY

The **Atlantic City Housing Authority and Urban Redevelopment Agency** will receive a HOPE VI Revitalization Grant in the amount of \$35,000,000 for the revitalization of the **Shore Park/Shore Terrace** public housing development. In partnership with the City of Atlantic City and the New Jersey Casino Reinvestment Development Authority, the Authority will undertake a \$192.3 million effort to demolish the 214 severely distressed units at Shore Park/Shore Terrace and build 600 new units of affordable housing, including 190 public housing units and 410 homeownership units. In addition, the revitalization team will renovate historic Firehouse No. 1 as community and administrative space and will fund \$40.6 million in additional education, recreation, job training, employment, and child care facilities in the City's Midtown and Uptown neighborhoods. The HOPE VI revitalization includes \$5.28 million for job training and educational programs (including a Jobs Park and Neighborhood Retail Center) to help an estimated 50 households move from welfare dependence. The HOPE VI investment will leverage an additional \$157 million in other funds.

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The **Housing Authority of the City of Newark** will receive a HOPE VI Revitalization Grant in the amount of \$35,000,000 that will enable the Housing Authority to redevelop **Stella Wright Homes** in Newark's Central Ward. A total of 1,179 severely distressed units will be demolished and replaced by 304 units of public housing, 80 tax credit units, 87 market rate rentals, and 284 affordable homeownership units. In contrast to the existing 13-story high-rise structures, the architectural design and scale of the new development will be low-rise, lower density and will blend seamlessly with the wider community and include landscaped yards, individual entries, and front porches. The plan also calls for two new community centers, five parks and green spaces, and city-wide infrastructure and street improvements. Neighborhood improvements and an influx of new residents will further the success of economic development efforts in the area. NHA's community and supportive services plan features intensive case management to assist residents in making the transition from welfare to work and in ultimately becoming economically self-sufficient. Services will include job training, job placement, adult education, on-site child care and health care facilities, and after-school activities. An additional \$119 million in public and private funds have been committed to the redevelopment effort.

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NORTH CAROLINA

The **Housing Authority of the City of High Point** will receive a HOPE VI Grant of \$20,180,647 to revitalize the **Springfield Townhomes** public housing development. The \$32.7 million public-private effort will demolish 198 units of severely distressed public housing and create on the site the mixed-income New Springfield community. The new housing will consist of 35 public housing units, 98 affordable homeownership units, 38 tax-credit units, and 27 market-rate for-sale homes. The revitalization plan also includes development of a Village Center for commercial space and community services and expansion of the existing Frazier Athletic Center. Existing athletic fields will be reconfigured and parks and greenways added. The Housing Authority has received a commitment from PGA's First Tee Foundation to construct a six- to nine-hole golf course on the site. The new golf complex will complement the Housing Authority's job training and welfare-to-work effort. Working with the New Springfield Consortium and WorkFirst Works, the Housing Authority will substantially decrease the number of households receiving welfare assistance and increase the number in the High Point work force. The HOPE VI investment will leverage an additional \$12 million in other funds.

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The **Housing Authority of the City of Raleigh** will receive a HOPE VI Revitalization Grant in the amount of \$29,368,114 that will enable the Housing Authority to redevelop **Halifax Court** and revitalize a neighborhood near downtown Raleigh and the North Carolina State Capitol. At Halifax Courts, 318 units of severely distressed public housing will be demolished and a new mixed-income, mixed-use complex will be built. The 340 units in the new development will include 200 public housing units, 90 tax-credit units, and 50 market-rate rental units, most of which will be privately managed. A partnership among the Housing Authority, Wake County Human Services, and other local institutions will help move public housing residents to self-sufficiency by preparing them for and connecting them to job opportunities in the growing Research Triangle. The HOPE VI investment is expected to generate an additional \$15 million for the Halifax revitalization effort.

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OHIO

The **Cincinnati Metropolitan Housing Authority** will receive a HOPE VI Revitalization Grant in the amount of \$35,000,000 that will enable the Housing Authority to redevelop the **Laurel Homes** public housing development. A total of 951 severely distressed units will be demolished and replaced by 184 units of public housing, 84 tax credit/HOME units, 188 market rate rentals, 75 affordable homeownership units, and 75 market rate homeownership units. The physical design includes a variety of low-rise housing styles and replaces the current superblock street system with smaller blocks more characteristic of Cincinnati's historic West End. The plan also includes 8,000 square feet of new retail space and a new 20,000 square foot community facility for child care, self-sufficiency programs and other services. Case managers will work with residents to complete self-sufficiency plans that outline their path from welfare to work and connect them with the services needed to complete the transition. The social and economic impact of the redevelopment of Laurel Homes will be magnified by the other numerous revival efforts in the West End, including the transformation of Lincoln Courts, a public housing complex across the street, made possible by a 1998 HOPE VI grant. An additional \$65 million in public and private funds have been committed to the redevelopment effort.

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The **Dayton Metropolitan Housing Authority** will receive a HOPE VI Revitalization grant in the amount of \$18,311,270 that will enable the Housing Authority to redevelop the **Edgewood Court, Metro Gardens, and Metro Annex** public housing developments in the neighborhood of Old Dayton View. A total of 213 severely distressed units will be demolished and replaced by 110 units of public housing and 130 affordable homeownership units. The physical plan for the new development reduces the concentration and isolation of low-income households by reducing the density of the units, providing housing affordable and attractive to families of different income levels, and replacing the current superblock design with numerous, newly-constructed through streets. A new 22,000 square foot Family Life Center will offer child care, recreational programs, and job training. Intensive case management for all families will help connect them with the services, programs, and work opportunities they need to become self-sufficient. HOPE VI's revitalization of Old Dayton View will be bolstered by the relocation of a 3,500 member church and the proposed siting of a new Charter School in the neighborhood, as well as the City's ongoing interest and investment in the redevelopment of the community. An additional \$26 million in public and private funds have been committed to the redevelopment effort.

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SOUTH CAROLINA

The **Housing Authority of the City of Columbia** will receive a HOPE VI Revitalization Grant of \$25,843,793 to revitalize the 47-year-old Saxon Homes public housing development in Columbia's Empowerment Zone. The Housing Authority and its partners will undertake a \$63.8 million effort to demolish 400 units of severely distressed public housing at **Saxon Homes** and to build 93 new public housing units, 225 affordable homeownership units, 38 market rental units, and 100 tax credit units in the new mixed-income Celia Saxon Neighborhood. The development team will revitalize Drew Park and upgrade community facilities in the neighborhood. HOPE VI funds will be used to strengthen supportive services and help residents move from welfare to work. The Housing Authority projects that the number of households with primary income from work will double over the grant period. The HOPE VI investment will leverage an additional \$21 million in other funds.

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The **Housing Authority of the City of Greenville** will receive a HOPE VI Revitalization Grant of \$21,075,322 to revitalize the Woodland/Pearce public housing development. The \$48.3 million public-private effort will demolish 348 units of severely distressed public housing at **Woodland/Pearce** and create the new mixed-income Valley Creek Neighborhood. The revitalization plan calls for the construction of 34 public housing units and 145 affordable homeownership units in an innovatively designed wooded neighborhood. Valley Creek will contain commercial space, parks, an amphitheater, day care center, post office, and Community Commons. HOPE VI funds will support programs to help residents move from welfare to work. The Housing Authority's Family Self-Sufficiency Program, which has been combined with South Carolina's Family Independence Initiative, will help guide all families now receiving welfare assistance to economic independence by the close of the grant. The HOPE VI investment will leverage an additional \$27 million in other funds.

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TENNESSEE

The **Nashville Metropolitan Development and Housing Agency** will receive a HOPE VI Revitalization Grant in the amount of \$35,000,000 that will enable MDHA to revitalize the **Preston Taylor Homes** public housing development. A total of 550 severely distressed units will be replaced with 370 units of public housing, 30 market-rate rental units, and 100 affordable homeownership units. MDHA has forged strong partnerships with Tennessee State University, the Board of Education, and the City of Nashville to develop a state-of the art elementary lab school, a true neighborhood amenity that will allow many children to walk to school. TSU will also create numerous student internships for the self-sufficiency component. The Preston Taylor Homes has good access to downtown, strong local churches, and the TSU campus. An additional \$52 million in public and private funds will be invested in the project.

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WASHINGTON

The **Seattle Housing Authority** will receive a HOPE VI Revitalization Grant in the amount of \$35,000,000 that will enable the Housing Authority to redevelop the **Rainier Vista Garden** Community. A total of 496 severely distressed units will be demolished and replaced by 250 units of public housing, 231 affordable rental units, 200 affordable homeownership units, and 300 market rate for-sale homes. The “pedestrian-friendly” redevelopment plan replaces Rainier Vista's isolating, curved street design with a landscaped grid pattern that is integrated into the surrounding community. The dramatic increase in homeownership opportunities and mixed-income residents will help stabilize the neighborhood's economic base. The site will also benefit from a proposed light rail line that will connect the community to job opportunities in downtown Seattle. Retail space near the transit station will help revitalize commercial activity in the community. SHA is also working with the Seattle Public Schools to locate a new K-8 school at Rainier Vista, which will provide gathering space and classrooms for community use after hours. Residents will be eligible for employment, education, and training opportunities with Jobs Plus and Campus of Learners. The HOPE VI grant will leverage an additional \$100 million in investment.

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WEST VIRGINIA

The **Housing Authority of the City of Wheeling** will receive a HOPE VI Revitalization Grant in the amount of \$17,124,895 that will enable the Housing Authority to revitalize the **Grandview Manor and Lincoln Homes** public housing developments. A total of 328 severely distressed units will be replaced with 85 units of public housing, 35 affordable homeownership units and 30 market-rate affordable units. The Housing Authority will promote "home-earnship" by an aggressive Family Self-Sufficiency Program coupled with innovative financing involving Section 5(h) and Federal Home Loan Bank and CDBG financing to underwrite land and construction costs. Sixty-five first-time home-buyers will result from the transformation of the site. The plan also promotes housing choice by creating new housing for all tenures (rental and home-ownership) and through Section 8 vouchers. The physical revitalization plan will address the issues of accessibility and compliance with Section 504, as well as the issue of Healthy Homes and defensible space by reconfiguring the street patterns, reducing density, and providing for substantial infrastructure replacement. An additional \$28 million in public and private funds will be invested in the project.

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